

044.A

0001

0136.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

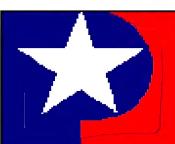
652,900 / 652,900

USE VALUE:

652,900 / 652,900

ASSESSED:

652,900 / 652,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	SAIED MICHAEL & JANET	Unit #:	136
Owner 2:			
Owner 3:			
Street 1:	136 WEBSTER ST		

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	SAIED MICHAEL -
Owner 2:	-
Street 1:	136 WEBSTER ST #1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8303																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	649,900	3,000		652,900		318585
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT								Parcel ID	044.A-0001-0136.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	649,900	3000	.		652,900		Year end	12/23/2021
2021	102	FV	630,600	3000	.		633,600		Year End Roll	12/10/2020
2020	102	FV	621,000	3000	.		624,000	624,000	Year End Roll	12/18/2019
2019	102	FV	557,600	3000	.		560,600	560,600	Year End Roll	1/3/2019
2018	102	FV	492,500	3000	.		495,500	495,500	Year End Roll	12/20/2017

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
SAIED MICHAEL,	76982-469	1	2/17/2021	Convenience		99	No	No					
CUI LIJUN & LIJ	67754-74		8/4/2016		507,500	No	No	No	Master Deed 67582:562				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/19/2021	646	Add Bath	50,000	C					6/14/2018	Measured	DGM	D Mann											
									6/14/2017	NEW CONDO	DGM	D Mann											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1								
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G18	Fact: .			Floor:				Totals	RMs: 7	BRs: 2	Baths: 1	HB						
Const Mod:				% Own: 43.20000000				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %			Interior:	1	7	2							
Avg Ht/FL: STD				Functional:		%		Additions:										
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen: 2001										
Sec Int Wall:	%			Special:		%		Baths:										
Partition: T - Typical				Override:		%		Plumbing:										
Prim Floors: 3 - Hardwood				Total:	10.8 %			Electric:										
Sec Floors:	%			CALC SUMMARY				Heating:										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:	1	7	2							
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES				SUB AREA						
Bsmnt Gar:				Const Adj.: 0.98990101				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	
Electric: 3 - Typical				Adj \$ / SQ: 407.592									GLA	Gross Liv Ar	1,468	407.590	598,345	
Insulation: 2 - Typical				Other Features: 64000														
Int vs Ext: S				Grade Factor: 1.00														
Heat Fuel: 2 - Gas				NBHD Inf: 1.10000002														
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100	% AC:			Adj Total: 728579														
Solar HW: NO	Central Vac: NO			Depreciation: 78687														
% Com Wal	% Sprinkled			Depreciated Total: 649993														
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val												
Make:																		
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr:	448.35												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 044.A-0001-0136.0
3	Garage	D	Y	1	9X19	A	AV	1924	29.62	T	40	102			3,000		3,000	
More: N	Total Yard Items:	3,000	Total Special Features:															
Total:		3,000																
IMAGE AssessPro Patriot Properties, Inc																		